002.A	0003	0134.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	478,700	/	478,700
USE VALUE:	478,700	/	478,700
ASSESSED:	478,700	/	478,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
134		THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COMIN RICCARDO &
Owner 2:	URSELLA ALICE
Owner 3:	
Street 1:	134 THORNDIKE ST UNIT 134
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	REDMAN MARK & SMITH KATHLEEN -
Owner 2:	-
Street 1:	134 THORNDIKE ST UNIT 134
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1905, having primarily Vinyl Exterior and 780 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	475,400	3,300		478,700
Total Card	0.000	475,400	3,300		478,700
Total Parcel	0.000	475,400	3,300		478,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 613.72 | /Parcel: 613.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 312027
GIS Ref
GIS Ref
Insp Date 05/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 002.A-0003-0134.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	468,600	3300	.		471,900	471,900	Year End Roll	12/18/2019
2019	102	FV	479,700	3500	.		483,200	483,200	Year End Roll	1/3/2019
2018	102	FV	425,500	3500	.		429,000	429,000	Year End Roll	12/20/2017
2017	102	FV	261,100	3500	.		264,600	264,600	Year End Roll	1/3/2017
2016	102	FV	266,700	3500	.		270,200	270,200	Year End	1/4/2016
2015	102	FV	247,000	3600	.		250,600	250,600	Year End Roll	12/11/2014
2014	102	FV	236,100	3600	.		239,700	239,700	Year End Roll	12/16/2013
2013	102	FV	234,800	3600	.		238,400	238,400		12/13/2012

!15768!

PRINT

Date	Time
12/11/20	05:27:02

LAST REV

Date	Time
05/09/18	15:44:05

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15768

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REDMAN MARK & S	142-144		11/22/2016		475,000	No	No		
OPPEDISANO FRAN	114-9		11/23/2010		295,000	No	No		

USER DEFINED

Prior Id # 1:	1553
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/2016	1066	Porch	32,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2018	Measured	DGM	D Mann
3/16/2017	SQ Returned	EMK	Ellen K
6/26/2013	Info Fm Plan	BR	B Rossignol
1/20/2011	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8229																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	11 - Membrane		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1905	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	44.400000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	1.02601731
Adj $ / SQ:	408.611
Other Features:	60500
Grade Factor:	1.10
NBHD Inf:	1.39999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	583994
Depreciation:	108623
Depreciated Total:	475371

COMMENTS

GLA=780.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	629.26
Special Features:	0	Val/Su Net:	609.49
Final Total:	475400	Val/Su SzAd	609.49

SKETCH

UnSketched SubAreas:
GLA: 780,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	780	408.610	318,717
	Net Sketched Area:	780	Total:	318,717
Size Ad	780	Gross Are	780	FinArea 780

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 002.A-0003-0134.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	9X17	A	AV	1980	31.34	T	31.2	102			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:	Total: 3,300